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# GENERAL PLAN

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




# ORANGE COVE GENERAL PLAN



LONG RANGE  
LAND USE

 Agricultural



## RESIDENTIAL DENSITY

 Low  
 Medium  
 Multi - Family





## COMMERCIAL

 General  
 Community

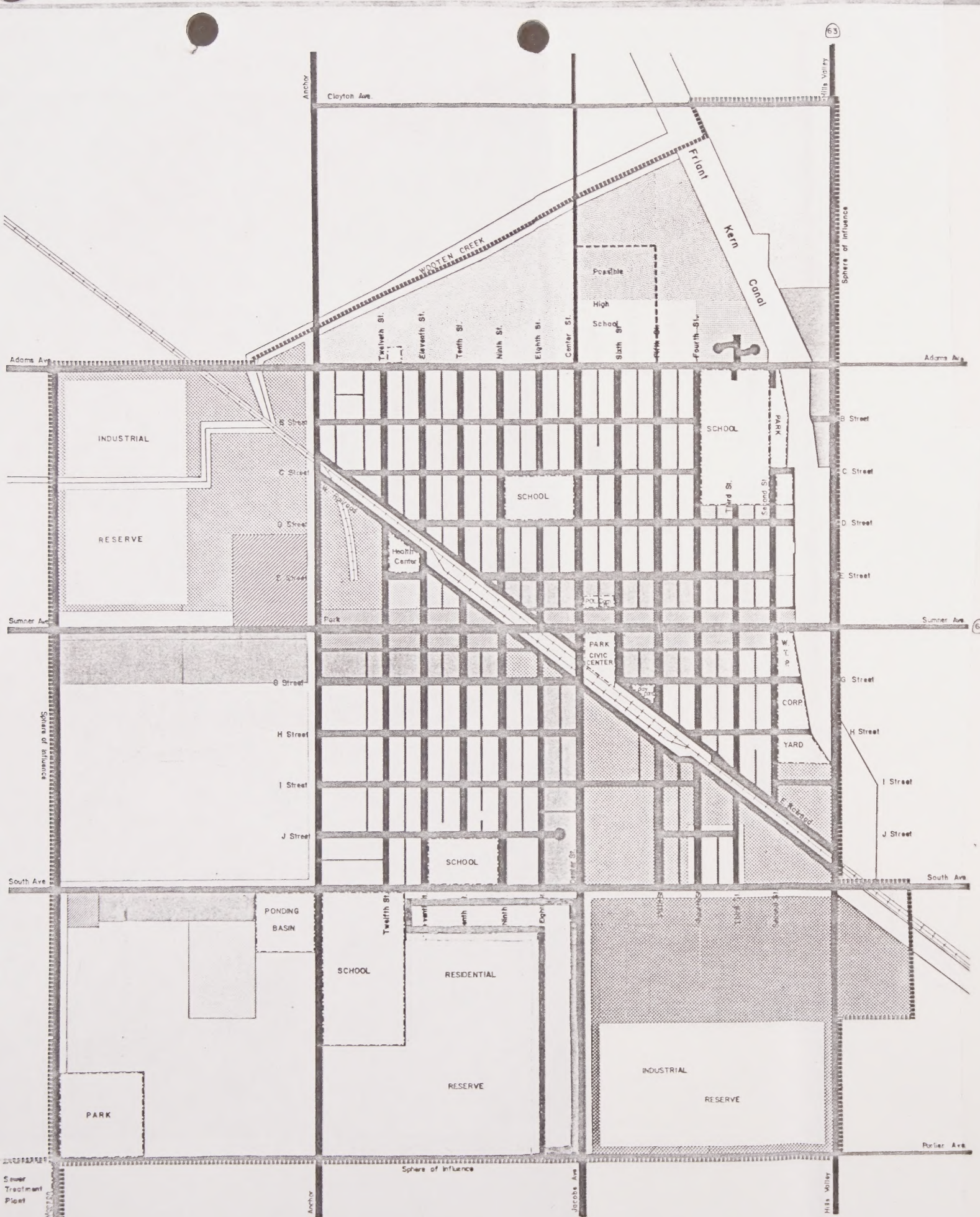
## INDUSTRIAL

 Light  
 Heavy

## PUBLIC

 School  
 Park  
 Other  
 Buffers

NORTH





88 00398  
[insert]

ORANGE COVE GENERAL PLAN

Amended by:

Staff,  
City of Orange Cove  
City Hall  
555 Sixth Street  
Orange Cove, CA 93646  
William Little  
Evelyn Casuga

and

The Council of Fresno County Governments  
2014 Tulare Street, Suite 520  
Fresno, California 93721  
Georgiena Stine

Originally Adopted - February, 1973  
Amended - May 9, 1979



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THE CITY OF ORANGE COVE

CITY COUNCIL

Victor López, Mayor

Claude Holt,  
Eugene Penedo

Roy Rodriguez, Pro Tem  
Gary Villarrial

PLANNING COMMISSION

Hollis Weger, Chairperson

Gene Welch  
Roger Trujillo

Raymond Provincio  
Frank Martinez

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## 101 SCOPE OF REPORT

The Orange Cove General Plan is a comprehensive, long-range policies document, which concerns the physical, social and economic character of the Community. State planning law (Section 65300 of the California Government Code) requires each city to prepare and adopt a General Plan consisting of nine mandated elements; Land Use, Circulation, Safety, Scenic Highways, Housing, Conservation, Open Space, Seismic Safety, and Noise. The law also provides that a general plan contain those additional elements which relate to the physical development of the community.

The 1973 Orange Cove General Plan is no longer a meaningful guide to development actively within the community. The following factors indicate the need for major re-evaluation and revision:

- Anticipated population and economic growth are now substantially higher than originally projected.
- Numerous development proposals have been made outside current City limits due to lack of vacant property within the City.
- The City's limits, Sphere of Influence, and Planning Area boundary have been changed and/or planned for to extend outside current boundaries. Refer to Exhibit I, Orange Cove Planning Area.

The Plan provides the basis for establishing consistency between the General Plan and the City Zoning Ordinance.

Upon adoption of a General Plan report, the task of staff, citizens, and decision makers will not be completed. Detailed strategies to implement the goals and policies must be developed and acted upon; additional elements must be incorporated into the General Plan. Only if the Community is willing to "follow through" on the goals and policies within the General Plan will it become a meaningful guide to the process of growth and change in Orange Cove.





# ORANGE COVE

NORTH

## GENERAL PLAN LAND USE BOUNDARIES EXISTING CITY LIMITS

EXISTING CITY LIMITS

LONG RANGE SPHERE OF INFLUENCE/  
PLANNING AREA

EXHIBIT I





## 202 POPULATION PROJECTIONS

One of the most important considerations in planning for the City's future is to determine reasonable population projections. The need for economic growth is obviously a necessity.

The 1974 Special Census indicated a population of 3,695 persons representing an annual growth rate of 1.76 percent since 1950. This growth rate is slightly lower than the Fresno County average of 2.05 percent and also less than that of neighboring cities such as Sanger and Reedley. Orange Cove's population represents approximately .8 percent of the County's total.

An assumption of this General Plan is that Orange Cove will succeed in establishing the economic viability needed to improve its relative growth rate within the County. When Orange Cove is able to acquire its proportion of the County's population, and equal the projected County growth rate of 1.00 percent during the 1980 to 2000 period, the City should expect approximately 4,300 residents in 1990 and 5,300 in the year 2000. These projections, while conservative compared with the 1950 to 1970 growth rate, are optimistic with respect to the challenge of Orange Cove to improve its relative position within Fresno County.

A other method of projecting Orange Cove's population is to assume that the City can maintain its 1950 to 1970 growth rate of 1.75 percent a year, in spite of the expected decline in the County's rate of growth. If the 1.75 percent growth rate is achieved (which has held true since 1970), the population would be 5,900 in 1990 and would exceed 6,900 shortly after the year 2000.

Flexibility will make it possible for the City to provide for its future population in the event of either a slower or faster growth rate. The following table indicates the past pattern and future range in population projected (using both growth rates) by this plan:

Table I

<u>Year</u>	<u>Orange Cove</u>		<u>Fresno County</u>
	1.75	1.00	1.00
1950	2,395	--	275,000
1960	2,885	--	366,000
1970	3,392	--	413,000
1980	3,950	3,950	460,000
1990	5,900	4,300	510,000
2000	6,900	5,300	560,000





ORANGE COVE GENERAL PLAN

Amended by:

Staff,  
City of Orange Cove  
City Hall  
555 Sixth Street  
Orange Cove, CA 93646  
William Little  
Evelyn Casuga

and

The Council of Fresno County Governments  
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Georgiana Stine

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Gene York





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100 Introduction to the  
General Plan





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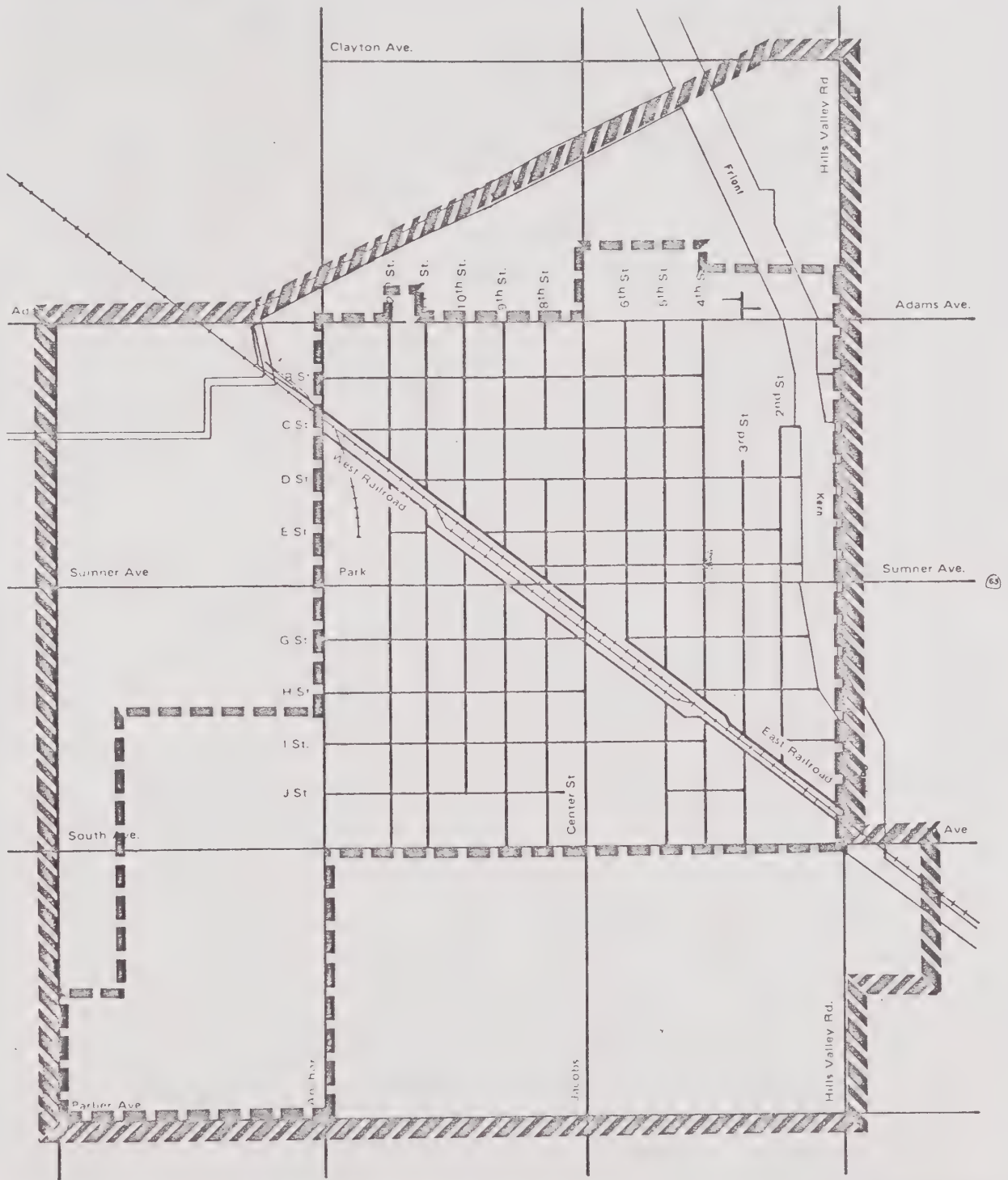
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# ORANGE COVE

NORTH

## GENERAL PLAN LAND USE BOUNDARIES EXISTING CITY LIMITS

--- EXISTING CITY LIMITS

/// LONG RANGE SPHERE OF INFLUENCE/  
PLANNING AREA

EXHIBIT I





200 General Environmental,  
Demographic, + Economic  
Conditions



## 201 EXISTING CONDITIONS

The City of Orange Cove, located at the foot of the Sierras, offers its residents natural basic amenities that larger urban areas simply cannot offer. The quality of the small rural town environment is becoming increasingly rare as an alternative to either city or farm living.

Orange Cove is located in Fresno County, adjacent to the boundary with Tulare County on the east, approximately eight miles east of Reedley and 20 miles north of Visalia. It has views of the Sierra foothills to the north and east, is surrounded by rich agricultural lands, and has excellent access to regional recreation resources such as the Pine Flat reservoir to the north and Kings Canyon and Sequoia National Parks to the east.

The City of Orange Cove contains 1.50 square miles or 880 acres in total area. Existing development lies within a square mile bounded by Adams, Hills Valley, South and Anchor Avenues.

Orange Cove is situated on alluvial soils composed of shallow layers of sandy clay loam with a low degree of permeability, slow water runoff, and a moderate degree of erosion potential. Topography is generally flat and natural vegetation in the area consists primarily of grasses. Agricultural development includes citrus and olive orchards and vineyards.

The City is composed of three residential neighborhoods, three industrial areas, a service commercial area, and a central retail shopping area. Circulation is provided by a grid-iron pattern of north-south, east-west streets, forming blocks typically 320 to 450 feet long. The pattern is bisected by the diagonal northwest to southeast Santa Fe Railroad. The Friant-Kern Canal is located along the eastern edge of the Community.

Public facilities and services include three schools ranging from kindergarten through eighth grade, two parks, public water, sewer, and solid waste systems, police and fire protection, a newly implemented transit system, and City Hall.

The 1974 Special Census indicates a population of 3,695 persons. Ethnically, the Community population is 59.65 percent Mexican-American, 32.07 percent Caucasian, 4.57 percent American Indian, .09 percent Black, and .35 percent Oriental. Nearly 53.17 percent of the population is under 25 years of age.

The economy of Orange Cove is predominately agricultural related, involving either farm labor or employment in industries handling agricultural products. The 1970 Census information indicates a total labor force of 1,280, with an unemployment rate of approximately 26 percent. This is extremely high compared with the Fresno County average of approximately seven percent unemployment. The 1974 median family income was \$7,832 compared with the County median of \$11,037.



## 202 POPULATION PROJECTIONS

One of the most important considerations in planning for the City's future is to determine reasonable population projections. The need for economic growth is obviously a necessity.

The 1974 Special Census indicated a population of 3,695 persons representing an annual growth rate of 1.76 percent since 1950. This growth rate is slightly lower than the Fresno County average of 2.05 percent and also less than that of neighboring cities such as Sanger and Reedley. Orange Cove's population represents approximately .8 percent of the County's total.

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Another method of projecting Orange Cove's population is to assume that the City can maintain its 1950 to 1970 growth rate of 1.75 percent a year, in spite of the expected decline in the County's rate of growth. If the 1.75 percent growth rate is achieved (which has held true since 1970), the population would be 5,900 in 1990 and would exceed 6,900 shortly after the year 2000.

Flexibility will make it possible for the City to provide for its future population in the event of either a slower or faster growth rate. The following table indicates the past pattern and future range in population projected (using both growth rates) by this plan:

Table I

<u>Year</u>	<u>Orange Cove</u>		<u>Fresno County</u>
	1.75	1.00	1.00
1950	2,395	--	275,000
1960	2,885	--	366,000
1970	3,392	--	413,000
1980	3,950	3,950	460,000
1990	5,900	4,300	510,000
2000	6,900	5,300	560,000





300 General Plan

Goals & Objectives



## 301 BASIC PLANNING GOALS AND OBJECTIVES

Long-range planning should be accomplished within a framework of established community goals and objectives. The Community of Orange Cove is situated within and surrounded on three sides by Fresno County. It is appropriate that the Comprehensive Plan for Orange Cove should reflect and be an integral part of County-wide policies identified below which are applicable to the Orange Cove area:

- . To encourage a balanced land use pattern to meet the needs of the County residents and its economy.
- . To provide a high level of education, cultural and recreation facilities for all individuals and groups.
- . To use the County's natural resources in a manner consistent with the need to conserve the physical environment and beauty of the County.
- . To facilitate the orderly growth of the County by provision of reasonable public facilities and services necessary for the consistent attainment of the other stated aims.
- . To insure that the physical development of Fresno County will provide a maximum of order, convenience and safety, consistent with other stated objectives.
- . To establish a circulation and transportation system which will provide for the efficient and safe movement of people and goods while minimizing the interference with adjacent land uses.

In addition to these goals which concern the entire County, other general policies are applicable to the special concerns of Orange Cove itself. The Comprehensive Community General Plan for Orange Cove is based upon the following objectives:

- . To achieve orderly development in the Community by providing a workable design for urban growth.
- . Encourage a concentrated urban land use pattern which will provide for the economically efficient provision of urban services.
- . Secure a well-ordered, healthy economic position and provide equal employment opportunities for all residents.
- . To provide for safe, decent, and sanitary housing for all people.
- . To establish a balanced transportation and circulation network which will provide for the efficient movement of people and goods with the least interference to adjacent land uses.
- . To provide high-level educational, cultural, and recreational facilities for all residents.

C

C

- . To encourage infilling and redevelopment of existing appropriately located residential areas and to phase out inappropriately located residential areas.
- . To actively eliminate discrimination based on age, race, sex, income, life style, and religion, and to promote the expression of cultural diversity.
- . To coordinate City of Orange Cove policies and programs with those of Fresno County, the Council of Fresno County Governments, and other public and private agencies to assure maximum benefit from cooperative action.





PLAN ELEMENTS



400 Land Use  
Element



## 401 URBAN LAND USE DEFINITIONS AND STANDARDS

This land use element will deal with residential, commercial and industrial land use types. Other types of land uses are dealt with more specifically in other elements of the plan.

Following is a list of and description of the land use designations which are identified on the Plan map. The zoning that is consistent with each land use type is presented in Land Use/Zoning Consistency Matrix, Table II. The designations express policy intentions and are reflective of City policy.

- Urban Reserve

Land designated for limited agricultural use with an indicated future urban residential, commercial or industrial use.

Urban Residential Land Uses

- Low Density Residential shall mean land designated for residential development at a density not to exceed one dwelling unit per 12,000 square feet of lot area.
- Medium Density Residential shall mean land designated predominately for single family residential development, generally not to exceed one dwelling unit per 6,000 square feet of lot area.
- Multiple-Family Residential shall mean land designated for residential development with a minimum of 1,500 square feet per dwelling unit.

Urban Commercial Land Uses

- General Commercial shall mean land designated for service and retail commercial uses, generally oriented toward serving the needs of the traveling public as well as City residents, along the City's main boulevard, and neighborhoods not in close proximity to businesses on Park Boulevard.
- Community Commercial shall mean land outside the central core which is designated for the development of a wide variety of retail uses and professional and governmental offices designed to serve the entire community. Where possible, the uses should be concentrated into unified retail centers.

Urban Industrial Land Uses

- Light Industrial shall mean land designated for restricted, non-intensive manufacturing processing, and storage activities which do not have detrimental impacts on surrounding properties.
- Heavy Industrial shall mean land designated for the full range of manufacturing, processing, fabrication, and storage facilities that are found not to create nuisances that extend beyond the boundaries of the general industrial area in which the source industry is located.





TABLE II

## ZONING COMPATIBILITY MATRIX

General Plan Urban Land Use Designations	Consistent City of Orange Cove Zoning															
	R-A	UR	O	R-1-6	R-1-12	R-3	R-3-A	MHP	C-1	C-2	C-3	M-1	M-2	PF	P-1	PUD
Agricultural	●															
Urban Reserve		●														
Open Space			●											○		
Low Density Residential	○	●			●			○								○
Medium Density Residential				●				○								○
High Density Residential		●					●	●							○	○
General Commercial									●	●	○				○	○
Community Commercial									○	○	●	○			○	○
Light Industrial												●	○		○	○
Heavy Industrial													●		○	○
Public Facilities			○	○		○	○	○	○	○	○			●	○	○

LEGEND:

Compatible ●

Conditionally Compatible ○

Not Compatible □



## 402 GOALS AND PRINCIPLES

The general policy guiding land use, is to encourage a balanced land use pattern to meet the needs of the City residents and its economy. Specific policies within each type of land use are discussed below.

### Residential

- . To provide an attractive residential environment free from conflicting uses and unnecessary traffic.
- . To provide a variety of housing types and densities. Low and medium density should be suitable for single family and planned unit cluster housing. Higher density areas appropriate for apartments and mobile homes should be located convenient to public facilities and services, major streets, and/or shopping and working opportunities provided by proximity to commercial and industrial areas.
- . To provide for mobile homes in unified mobile home parks.
- . To encourage rehabilitation of all existing substandard housing.
- . Encourage the development of alternative housing types within residential neighborhoods.
- . Increase the flexibility of land use and development regulations toward achieving quality, innovative design of residential areas.
- . Encourage the redevelopment of substandard neighborhoods through the formation of a redevelopment agency.

### Commercial

- . To separate retail shopping areas from service areas in order to promote the development of compact and functionally efficient areas, free from conflicts created by dissimilar activities.
- . Plan and program the provision of neighborhood and community shopping centers in accordance with principles related to location, size, access, and market area.
- . Permit the compatible integration of commercial and residential uses.
- . Discourage continued strip commercial development.
- . To provide for adequate on and off street parking for all users of commercial areas.
- . To promote the general improvement and maintenance of all commercial areas and to provide physical, functional and visual transition between commercial areas and residential areas in close proximity.
- . Modify the zoning ordinance to permit the compatible integration of commercial and residential land uses.
- . Require site plan review for all commercial uses.



## Industrial

- . To facilitate the efforts toward economic diversification by setting aside suitable areas for new industry.
- . To minimize the potential for land use conflicts between industrial uses and other types of uses.
- . To provide sites for industry at the lowest cost to the City in terms of providing public services.
- . To provide sites for industrial use with the greatest possible access to railroad and major street systems.
- . To minimize conflicts of industrial traffic on residential or commercial streets in the City.
- . Expansion of the local zoning ordinance should be undertaken to permit and encourage the concept of planned industrial park development for heavy and light industry.
- . Industrial land use should be clustered with reference to their common needs and compatibility in order to maximize the operational efficiency of similar activities.
- . Make public facilities available to planned industrial sites in accordance with the City-wide set of capital improvement priorities.
- . Areas planned for heavy industrial activity should be free of nonconforming uses.
- . Heavy industrial uses should be located downwind from residential areas.
- . Adverse effects of heavy industry should be minimized by locating a band of light industry, multiple family, or green buffers on the periphery of the concentration.

### 403 EXISTING CONDITIONS

Land use within Orange Cove's Planning Area is summarized on Table III from a land use survey conducted in March 1979.

Table III

#### Community of Orange Cove, Existing Land Use Pattern (In Acres)

<u>Category</u>	<u>Acres</u>	<u>% of Total</u>
Residential	198	.13
Commercial	29	.03
Office	2	.001
Industrial	48	.04
Public & Simi-Public	11	.009





(Table III Continued)

Church		
Schools	40	.008
Other	8	.005
Vacant Land	888	.600
Parks	4	.003
Canal	27	.020
Roads	180	.130
Alleys	25	.020
Railroad	16	.010
	1476 acres	100%

Of the 1476 acres, 1136 are taken up with the canal, railroad, streets and alleys, and vacant land. Of the remaining 340 acres, 58 percent is residential, .09 percent in commercial, .006 percent is office, 14 percent is industrial, and 18 percent public and semi public facilities.

A map identifying the existing land use pattern for the Orange Cove Community is shown on Exhibit II. Each major area is described briefly below.

Residential: There are three major residential areas: one north of Park and east of the railroad; one south of Park and west of the railroad; and a smaller triangle south of Park and east of the railroad. Nearly all housing is made up of single family detached dwelling units. There are few apartments and mobile homes only exist in a few scattered areas. Residential density is 4.6 units per acre, a relatively low figure. (See the Housing Element for further data related to housing quality).

Commercial: The retail commercial area is located on both sides of Park Boulevard, from Center to Second Street. It contains, in addition to most retail outlets, a bank, theatre, library, post office, and other related uses. Actual utilized floor space is estimated at approximately 85,000 square feet. Much of the area east of Fourth Street is vacant or poorly utilized. The service commercial area is on Park, west of Center, primarily on the south side of the Boulevard.

Industrial: Industrial lands, primarily occupied by agricultural processing and packing companies, are located in three general areas; west of the railroad and north of Park; a triangle west of the railroad, east of Center, and north of "I" Street' and in the southeast corner of the City on both sides of the railroad. A smaller industrial area also exists west of Anchor and south of Adams, used as a auto wrecking yard. Other industries include: five citrus packing operations, one olive processing plant, and a lumber yard.

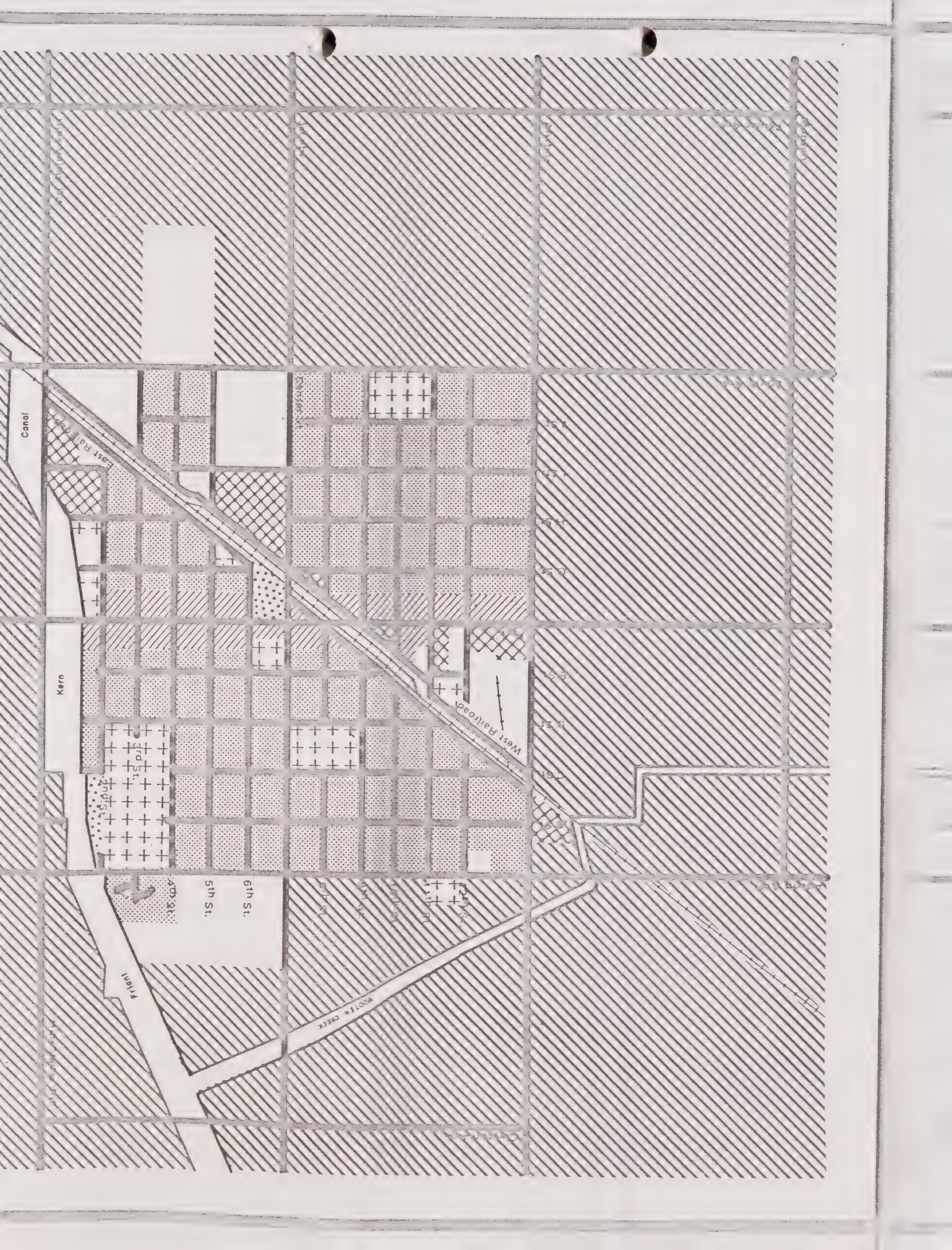
Undeveloped (Vacant): Of the planning areas vacant land, it is estimated that approximately 410 acres are available in areas designated for residential use, 45 acres for commercial use, and 280 acres for industrial use.

#### 404 POLICIES

The land use plan has been designed to meet Orange Cove's needs and desires with the most beneficial effect on the City's future development. A graphic summary of the land use pattern is shown on the General Plan Map, Exhibit III.











# ORANGE COVE

## GENERAL PLAN

### EXISTING LAND USE



AGRICULTURAL



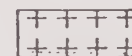
RESIDENTIAL



COMMERCIAL



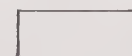
INDUSTRIAL



PUBLIC



PARK

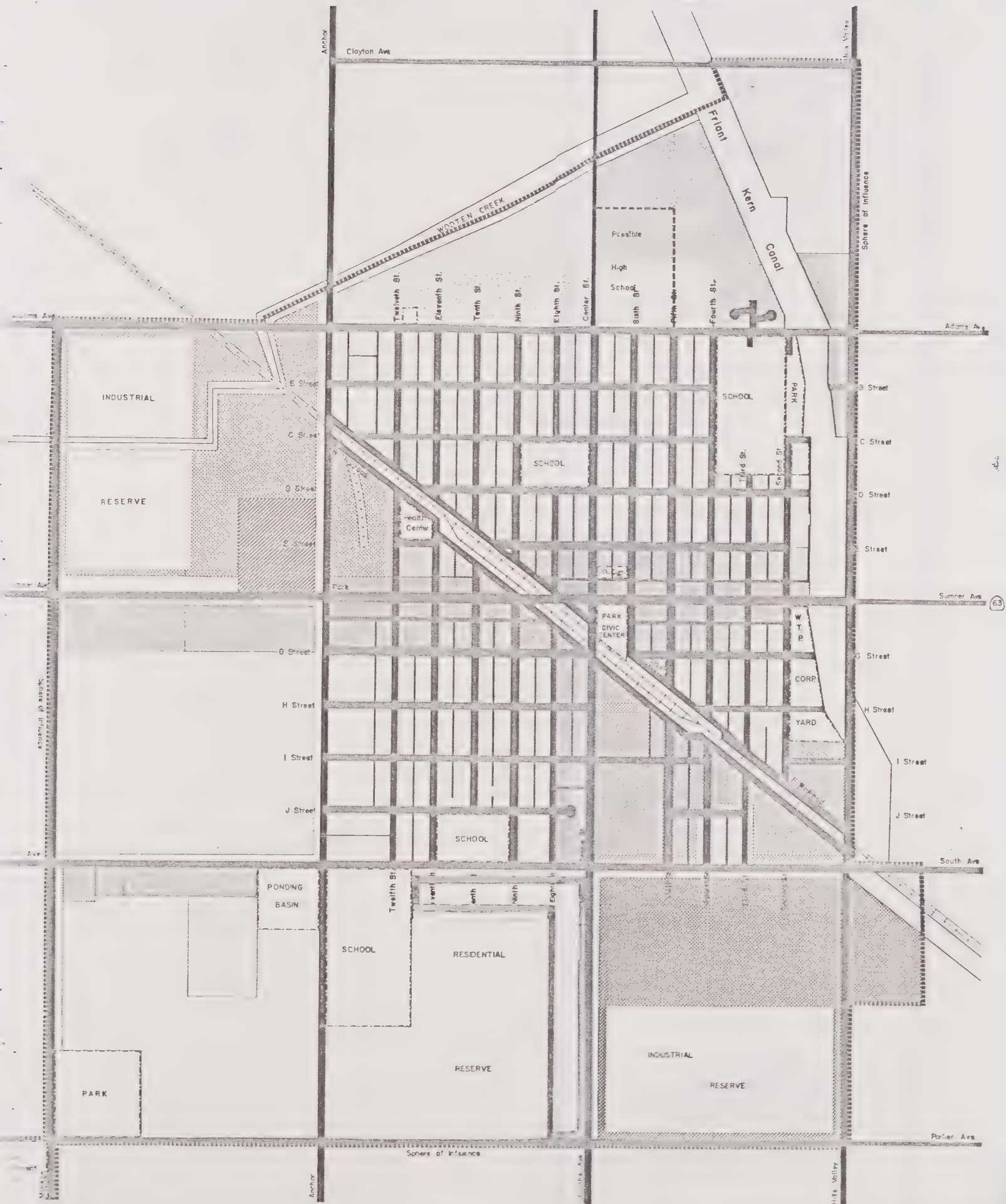


VACANT











# ORANGE COVE

## GENERAL PLAN

LONG RANGE

LAND USE

 Agricultural

### RESIDENTIAL DENSITY

 Low

 Medium

 Multi - Family

### COMMERCIAL

 General

 Community

### INDUSTRIAL

 Light

 Heavy

### PUBLIC

 School

 Park

 Other

 Buffers

NORTH







#### Residential:

- . Conserve and improve basically sound and properly located residential areas.
- . Encourage compatible development to utilize vacant parcels of bypassed land.
- . New low and medium density and multiple family developments shall be located and oriented to the South, and Southwest of the Community in accordance with the General Plan Map.
- . Multiple family development should be located along major arterials or streets to buffer adjacent lower-density neighborhoods.
- . Existing residential development located in an area which has been planned for a different type of land use according to the plan map shall be phased out in accordance with zoning laws, and the provisions of the proposed redevelopment agency.
- . Medium density neighborhoods shall be located adjacent to commercial, recreational and institutional facilities.
- . Multiple family development shall also occur between conflicting land uses, i.e., between industrial and lower density residential development to provide a transition between each land use type.

#### Commercial:

- . New retail businesses should be encouraged to locate in the central shopping area until saturated.
- . Vacant and poorly utilized land within the business district should be developed so as to provide a compact and unified shopping area.
- . In accordance with the Economic Development Element of this Plan, the City should carry out the program to renovate, landscape and provide cooperative parking facilities along Park Avenue.
- . Service commercial areas should be separated from shopping oriented areas.
- . All new commercial development should conform to zoning development standards. Site Plans, should be reviewed for conformance to the zoning ordinance.
- . Strip commercial development should not occur outside that area designated on Plan map.
- . Small neighborhood commercial development should occur away from Park Boulevard, and only when full commercial development occurs along Park.
- . A community shopping center should be located as identified on the Plan map, again only when full commercial development occurs along Park Boulevard.





## Industrial:

- . Sufficient industrial land should be set aside to encourage new industries to locate in Orange Cove. In addition to the vacant land within the current manufacturing zone district, land has been designated for future expansion: 1) between Anchor, Sumner, Monson and Adams Avenues, 2) South of the Railroad between Center and Hills Valley, north of South Avenue, 3) South of South Avenue, north of Parlier between Hills Valley and Jacobs Avenues.
- . Conflicts with surrounding land uses should be avoided. An industrial traffic route should be maintained as identified on the Plan map along West Railroad Street, Hills Valley and Parlier Avenues therefore eliminating disturbance to either commercial or residential traffic patterns (see the Circulation Element).

## 405 IMPLEMENTATION:

- . Pursue all feasible strategies to assist in the provision of adequate rental housing and purchase housing for low and moderate income families in the private housing market.
- . Increase the design flexibility throughout the community by the development and utilization of the concept of planned districts.
- . Encourage the development of neighborhood and community through a comprehensive pattern of educational, cultural, and recreational facilities.
- . The City Subdivision Ordinance should be utilized to assure that all land divisions and tract developments are consistent with the policies of the General Plan and Zoning Ordinance regulations.
- . A capital improvement program should be formulated to provide for extension of needed sewer, water, and other services to areas of future expansion.
- . To the extent possible, the City should encourage and participate in State and Federal programs in an effort to expand residential, industrial, commercial and residential services.
- . A redevelopment agency should be implemented as soon as time allows, in an effort to "clean up" those areas in the City of Orange Cove that are saturated with sub-standard housing.



500 Housing Element



NOTE: A mandated Housing Element will be prepared to meet State Guidelines prior to the January 1, 1980 operative date.

500

HOUSING ELEMENT

501 GOALS AND PRINCIPLES

- . To provide every family with safe, decent, and sanitary housing.
- . To create choice in housing types.
- . Designate on the General Plan maps adequate amounts of land at appropriate locations for different densities and types of housing.
- . Provide information through the newly formulated Five City's Economic Development Commission to responsible housing developers on the City's interest in new housing, the availability of residential land, and the incentives available for housing development.
- . Establish a redevelopment agency to provide neighborhoods in the City with a clean, safe environment.
- . To encourage the attenuation of noise in housing located in areas exposed to excessive noise through the use of berm buffers and frontage roads.

502 EXISTING CONDITIONS

According to the 1970 Census, there are 917 dwelling units in Orange Cove, occupying approximately 198 acres of residential developed land for an average density of 4.63 units per acre. Average household size in the City is 4.02 persons per dwelling unit, compared with the Fresno County average of 3.08.

The vast majority of housing is single family detached units. In 1970, only 32 apartment or rooming house units existed. Approximately 66 per cent of all residents own their own homes, a relatively high percentage when compared with other communities in Fresno County.

Housing quality studies show that the higher quality housing generally lies north of Park Boulevard, and lower quality housing lies to the south. Sixty percent of all "good" housing and 58 percent of all "fair" housing is located north of Park, while 82 percent of all "demolitions" and 59 percent of all "poor" housing is located south of Park. Most of this substandard housing is concentrated in the southeast section of the City.

Table IV shows the housing conditions for the City as a whole as of 1970:

Table IV  
Condition of Units

Good	417
Fair	124
Poor	242
Demolition	<u>46</u>
(Beyond economic repair)	
Total	917 units





The housing vacancy rate is very low, indicating a limited housing supply and also suggesting that marginal houses, which should be demolished or rehabilitated, are being kept in use because of inadequate replacement opportunities.

#### 503 PROJECTIONS

According to the recently adopted Housing Market Analysis (September 1978), the average household size of Orange Cove is 3.5 persons per unit. The City will need a total of 1,230 units immediately to maintain a 3.5 household size. Between 1980 and the year 2000, the City will need approximately 386 new dwelling units if it is to maintain a 3.5 household size. Refer to Appendix "A" - Orange Cove Housing Market Analysis for further documentation. In addition to the new housing units required to accommodate the growing population, the 152 units or 19.4 percent indicated for demolition in the Analysis, need to be torn down and replaced for the safety of their residents and for the benefit of the entire community. It is assumed that the houses in "poor" condition will generally be rehabilitated and maintained rather than replaced except for those located in areas planned for a different land use.

#### 504 POLICIES:

- . Greater housing choice should be encouraged in conformance with the land use policies of this Plan.
- . Substandard housing should be replaced or rehabilitated, in areas only indicated as residential on the Plan map.
- . The City should encourage development of medium and medium-low income housing in the south-west portion of the Orange Cove Community.
- . The City should not allow development of extensive low-income "project" housing. Enough low-income, project housing currently exists in the City to accommodate such a need.

#### 505 IMPLEMENTATION:

- . The already adopted zoning and subdivision ordinances, should encourage a variety of housing types, including mobile home parks and planned unit developments.
- . A Redevelopment Agency and Plan should be initiated to remove substandard housing in areas designated for a conflicting land use on the General Plan map. No further housing should be built or repaired in those areas.
- . The City should continue to recognize the HARP program of the County of Fresno to encourage repair, rehabilitation, or removal of substandard housing conditions.
- . The City should apply for financial assistance to facilitate this conservation program, including Federally Assisted Code Enforcement



(FACE) Program, to provide low-interest loans for rehabilitation and to enable neighborhood improvements which encourage housing conservation.

- New low cost (medium-low) housing should be sought as a high priority. The Farmers Home Administration, Self-Help Enterprises and other private developers should be encouraged to sponsor medium-low income housing programs.
- Any available State or Federal financial assisted development programs should be actively pursued.



600  
Circulation Element





## 601 GOALS AND PRINCIPLES

- . To provide a safe, convenient, and efficient system of circulation for all users.
- . To minimize conflicts between different types of vehicular traffic and to discourage the intrusion of through traffic into residential areas.
- . To incorporate bicycling and bikeway development as an integral, active function of a multi-modal transportation plan.
- . Recognize the bicycle as a real alternative to the automobile as a form of transportation, as well as a form of recreation.
- . To continue the efficient use of public transit in the Community of Orange Cove and to other areas of the County i.e., Reedley, Parlier, and Fresno.
- . Encourage rail spur activities in areas designated as industrial for efficient use of facilities.

## 602 EXISTING CONDITIONS

Major traffic carriers outside the City include the Manning-Hill-Summer Avenues route from Reedley to Orange Cove. Hills Valley Road, forming the eastern boundary of the City and of Fresno County in this area, is the major north-south route providing access to the foothills and mountain areas. These routes are designated as arterials and collector streets on the Fresno County General Plan Circulation Element.

Within or adjacent to the City, Park Boulevard, Adams, South, Parlier and Anchor Avenues are or will be the major east-west traffic carriers. North-south traffic within the City is generally carried by Center, Anchor and Hill's Valley Road. Fourth Street in the northeast portion of the City and Eleventh Street in the southwest also carry more than normal local traffic.

Approximately 200 acres or 30 percent of all land within the City is dedicated to streets and alleys, including more than 21 miles of City streets. Street rights of way are generally adequate and sometimes excessive in width ranging from 60 to 80 feet in residential areas and 100 feet on Park Boulevard. With the exception of a major section of Park Boulevard, there are few curbs, gutters, or sidewalks on most other streets, however, an improvement district was recently approved on November 8, 1978 which will ultimately enable the City to construct such improvements including paving, in 2/3 of the existing City.

Other than automobile traffic routes, the two major landmarks within the community are the railroad and the Friant-Kern Canal. There is a public transit system recently implemented within the City, which operates in the community through Reedley to Parlier and eventually into Fresno. The system is a joint project by the City of Orange Cove and Parlier. The City of Orange Cove, however, operates the system.



The railroad is seen as an asset to the industrial development of the City. The railroad, however, tends to bisect circulation, as well as social interaction within the Community. Other than the peripheral roads, only Park and Center cross the tracks. The canal at the eastern edge of the City, does not significantly affect circulation, as little development has occurred or will occur. Adams, Park, South and Parlier Avenues all cross the canal and provide adequate access to Hills Valley Road.

#### 603 POLICIES

- . The Circulation Element is shown on Exhibit IV of this report. Priority for expenditure of Gas Tax funds should be on these streets, until such time that these streets are considered standard. Consideration should then be given to those streets not covered in the recently approved improvement district.
- . East Parlier Avenue should be designated for industrial traffic for industries located south of Park, and on Adams Avenue for those industries north of Park Boulevard.
- . West Railroad Street should also be designated for industrial traffic, serving as the collector for all truck traffic to Adams and Parlier. No industrial traffic should be allowed on Center or on Park or any other street except those mentioned above.
- . Upon redevelopment of the commercial strip along Park Boulevard, tree wells and landscaping along each side of Park should be pursued.
- . New development should utilize frontage roads along major streets throughout the community to control access, light, glare and noise on neighboring development.
- . In keeping with the goal of minimizing automobile dependency, sidewalks in conjunction with bikepaths and landscaped buffers should be provided along all major streets as adjacent development occurs. Such a system should be borne by the developer as a condition of subdivision map approval, in an effort to link major services of the community i.e., downtown, community park, Wooten Creek, the canal, the Community Center, City Hall and the schools..
- . A horse and bike riding path should be implemented on the south side of Wooten Creek as part of the improvement of this open space resource for the community.
- . Adams, Sumner (Park), South, Parlier, West Railroad, Monson, Anchor, Center, and Hills-Valley should be designated as major streets in the Community of Orange Cove, and are so noted on the Circulation Map.

#### 604 IMPLEMENTATION

Implementation is primarily through the capital improvement program and through the developer as new areas are built. Sidewalks, curbs, and gutters should continue to be added in existing City neighborhoods as funds will permit.

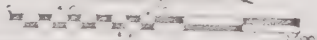






# ORANGE COVE

NORTH



## CIRCULATION SYSTEM



ARTERIAL



COLLECTOR



LOCAL COLLECTOR

EXHIBIT IV





On new developments, all street, gutter, sidewalk, bikepaths, landscaping for buffers, and frontage roads should be required through Sub division Ordinance provisions, and either installed or paid for by the developer.

Industrial traffic separation from commercial and residential streets is encouraged by the land use layout of the Plan. The truck route should be marked to discourage the use of other streets, and, if necessary, restrictions on truck traffic should be applied as appropriate upon development as a condition of a Site Plan Review or Conditional Use Permit.

Improvements of Adams, Parlier and West Railroad Street should be borne by new industries through a development agreement with the City to help encourage their use as the primary industrial routes.

Landscaping and pedestrian amenities along Park Boulevard should be added to the rehabilitation grant currently being applied for to give a "facelift" to existing commercial development along Park.

Once streets and roads are considered standard, monies should be directed toward implementing an equestrian trail and bikepath along Wooten Creek.



700 Public Facilities &  
Services Element



## 701 INTRODUCTION

City services include a municipally owned and operated water system, sewage collection and treatment plant, solid waste collection services, a voluntary fire department, municipally-provided police service, a municipally owned and operated transit system, City Hall, and three public schools, providing facilities for kindergarten through eighth grades. Two-thirds of the Community will receive storm drainage facilities which was a part of the Improvement District approved on November 8, 1978. The facilities will meet the requirement of the Storm Drainage Master Plan which was adopted in 1973. Public parks will be discussed in the Conservation, Recreation, and Open Space Elements.

With all public facilities and services, the general goal is to provide the most effective high quality service to the citizens of the Community in the most efficient and economical manner possible. Implementation is, in almost all cases, through the operating budget and capital improvement program of the City, plus Federal grants and private development. Specific additional implementation measures will be discussed in each section as appropriate.

## 702 WATER SUPPLY AND DISTRIBUTION SYSTEM

## a) Existing Conditions

Water is obtained for the City from the Friant-Kern Canal at a rate of 300 acre feet per year, supplemented by four ground wells during the winter months, when water from the canal is difficult to obtain. This water is considered raw, and in recent years, has not met the standards set forth by the State Department of Public Health. The water distribution system contains mains of inadequate size (2 inches in diameter in most locations) to deliver water with adequate pressure for any significant use. Valves are inadequate to isolate any potential break in the system. Fire hydrants do not meet recommended standard, a maximum distance of 500 feet between fire hydrants.

The City did receive a Water Facilities Grant from the Department of Housing and Urban Development. The grant provided for water treatment and storage facilities and improvements to the distribution system.

## b) Projections

As development occurs to the south and southwest of the City, lines will have to be extended and should be adequately sized to serve the entire area.

## c) Policies/Implementation

All of the City's present water needs have been met with the implementation of the Water Facilities Grant project, including water treatment, improvement of ground wells, provisions for storage of water, gate valves, replacement of undersized water mains, and the installation of fire hydrants.





The future need will be to extend water mains west of Anchor and south of South Avenue Avenue as development occurs and keeping abreast of fire flow, consumer needs, and changing requirements to the water system.

#### 703 SEWERAGE SYSTEM

##### a) Existing Conditions

The existing sewer system provides service for both domestic and industrial sewage. The collection system brings sewage to the City Treatment Plant near Monson and Parlier Avenues, along the Alta East Branch Canal. The six acre treatment plant consists of a combination sedimentation - digestion tank and a trickling filter, providing primary treatment; oxidation ponds, providing secondary treatment; and evaporation. No effluent is released into the adjacent canal. Capacity is 750,000 gallons per day; current flow averages 500,000 gallons per day.

##### b) Projections

Tank and filter capacities appear adequate to serve the population for many years to come. However, the ponds are taxed during high flow periods. In addition, trickling filter and other plant deficiencies produce an effluent which is below state standards. The problem is aggravated by salts from industrial waste, making the treated water unusable for irrigation purposes. The collection system therefore will need to be expanded to serve 1) new industrial development and 2) proposed residential and commercial developments.

##### c) Policies/Implementation

- . To plan for plant modifications to achieve complete secondary treatment at the plant.
- . To monitor and control the release of industrial waste into the City system.
- . To provide for the eventual extension of adequate lines to serve City expansion west of Anchor and south of South Avenue. Lines should be consistent with engineer's reports and City standards.
- . Sewer lines and sewer plant expansion should be installed as development occurs with costs borne by developer and the City in accordance with joint development agreements made part of subdivision conditions.

#### 704 SOLID WASTE DISPOSAL SYSTEM

##### a) Existing Conditions

Two packer trucks collect once a week for residential, and three times a week for commercial establishments. Each truck makes 17 trips to the nearest dump per month. A round trip to the Southeast Regional Solid Waste Disposal Site, near Parlier, is 42 miles.



## b) Projections

Existing domestic service appears inadequate to handle additional development. Expanded service in the form of equipment and increase in daily pickup will be necessary.

## c) Policies/Implementation

Solid waste collection will continue to be provided by the City of Orange Cove Disposal Division. As additional users are added to the system, route structures will be reevaluated and supplemented. Solid waste collection and disposal is funded by monthly service charges which vary by type of service (Residential, Commercial, and Industrial) as well as frequency of service. For commercial and industrial areas up to five-days-per-week pickup is available. Replacement of equipment will be financed through regular monthly service charges. Cost for new equipment required by growth will be borne by the City as well as through service charge monies.

## 705 FIRE PROTECTION SYSTEM

### a) Existing Conditions

The existing fire station is located at the southeast corner of Park Boulevard and Center Street. Vehicular equipment includes two pumpers, one tanker, and other smaller vehicles. The fire chief is a full time employee and responsible for continuity of the department administration. Equipment is operated by volunteers and fire prevention work is supervised by the District Chief. Exhibit V identifies the District boundaries.

### b) Projections

As the City grows, more equipment and personnel will be needed. The present fire station location, which presents drawbacks both in terms of interference with recreational use of Eaton Memorial Park and traffic conflicts between emergency vehicles and shoppers, is inadequate.

### c) Policies/Implementation

More efficient use of present personnel and possible future increase in fulltime personnel would improve the volunteer program.

- . The City should continue to enforce ordinances deterring possible fire hazards and regulating the use of dangerous liquids, gases, and other such materials.
- . The City should continue with its plans to relocate the Fire Department and Station to a new location, specifically adjoining the new Police Station north of Park Boulevard on Center Street.

To some extent, additional costs are to be balanced by additional property tax revenue and state and federal subventions allocated on the basis of population. Additional future city sales tax revenue is also anticipated and will help defray fire protection costs.



KINGS CANYON

CALIFORNIA

JENSEN

NORTH

CENTRAL

AMERICAN

LINCOLN

ADAMS

SOUTH

MANNING

DINUBA

FLORAL

WAKEFIELD

HILL

ANCHOR

HILLS VALLEY

Frant Kern Canal

ORANGE  
COVE

TULARE COUNTY

ORANGE  
COVE

HOOTH

ORANGE COVE FIRE PROTECTION DISTRICT

■■■■■■■■ DISTRICT BOUNDARY

EXHIBIT V





## 706 POLICE PROTECTION SYSTEM

The Police Department is located on Center Street north of Park Boulevard. The department employs 10 police officers, 2 cadets, all supervised by the Police Chief. The city also has a reserve outfit ready for emergencies.

Police protection is provided by the Department contracting with the Police Protection District. See Exhibit VI for District boundaries.

### b) Projections

As growth occurs, the City would no longer require the need for the contractual arrangement.

Police Department patrol activities are organized on a beat system and will require expansion as additional development occurs in the south and southwest portions of the community.

### c) Policies/Implementation

- . The City will maintain an adequate police department staff to protect the citizens of Orange Cove.
- . The City will not annex new areas or approve new development unless police protection can be adequately provided to the new areas or the development. To some extent, additional costs are to be balanced by additional property tax revenues and state and federal subventions allocated on the basis of population. Sales tax revenue is also anticipated and will help defray police protection costs.

## 707 CIVIC CENTER FACILITIES, CITY HALL

### a) Existing Conditions

Orange Cove City Hall is currently located on the west side of Fifth Street north of Park Boulevard. The Hall is located in an old Quonset hut building and extremely undersized for the amount of staff employed by the City. The building houses, City offices, Council Chambers and utility service facilities.

### b) Projections

The amount of office space, structural stability, provision of parking, and general appearance of the municipal building are all considered inadequate. The location is ideally central to the community and well situated with respect to the retail shopping area, but the site would require expansion to meet future space needs.

### c) Policies/Implementation

- . To relocate City Hall to the proposed Civic Center area, which is located south of Park Boulevard between East Railroad Street and Fifth Street, north of the railroad tracks. The Civic Center is planned to include:



KINGS CANYON

CALIFORNIA

JENSEN

NORTH

CENTRAL

AMERICAN

LINCOLN

ADAMS

SOUTH

MANNING

DINUBA

FLORAL



ORANGE  
COVE

NORTH

ORANGE COVE POLICE PROTECTION DISTRICT



DISTRICT BOUNDARY

EXHIBIT VI



- 1) City Hall, to be housed in the newly renovated Southern Pacific Depot,
- 2) Senior Citizens Recreation and Social Community Center to be located in the existing modular activities building in Eaton Memorial Park.

- The proposed Civic Center is depicted on Exhibit VII, and should be completed by the end of the 1980-81 fiscal year with the aid of several grants from the federal government.

## 708 EDUCATIONAL FACILITIES

### a) Existing Conditions

The educational system includes three schools: Sheridan for kindergarten through third grade; McCord, grades four, five and six; and Citrus, grades seven and eight. High school students, totaling 275 as of 1970, attend Reedley High School.

Sheridan, as of 1971, has an enrollment of 486 students, a capacity of 500, and has sufficient space to accommodate four additional rooms to give an ultimate capacity of 620 students. McCord has 343 students and a capacity for 390, with no additional space for rooms. Citrus has 233, a capacity for 200, and a sufficient site for a total capacity of at least 600.

According to the State Administrative Code, it is desirable for an elementary school to have five acres plus one acre for every 100 students. A junior high or high school should have fifteen acres plus one acre per 100 students. Sheridan and McCord fall somewhat short of these standards, and Citrus is well above them with 25 acres. Walking distance standards for elementary students ( $\frac{1}{2}$  mile) are only partially met. Citrus meets high school standards (2 miles), while the commute to Reedley, of course, does not.

### b) Projections

Table V illustrates the current and potential capacity of each of Orange Cove's schools, their past, current, and projected enrollment through 1990:

These projections are based on the percentage of school children within the total population remaining relatively constant. Although enrollment figures have not increased at as high a rate in recent years, the 1965 to 1971 average equals the 1.75 per cent growth rate of the population. However, 1972 enrollment figures indicate a significant drop, and Statewide enrollments have experienced similar recent fluctuations.

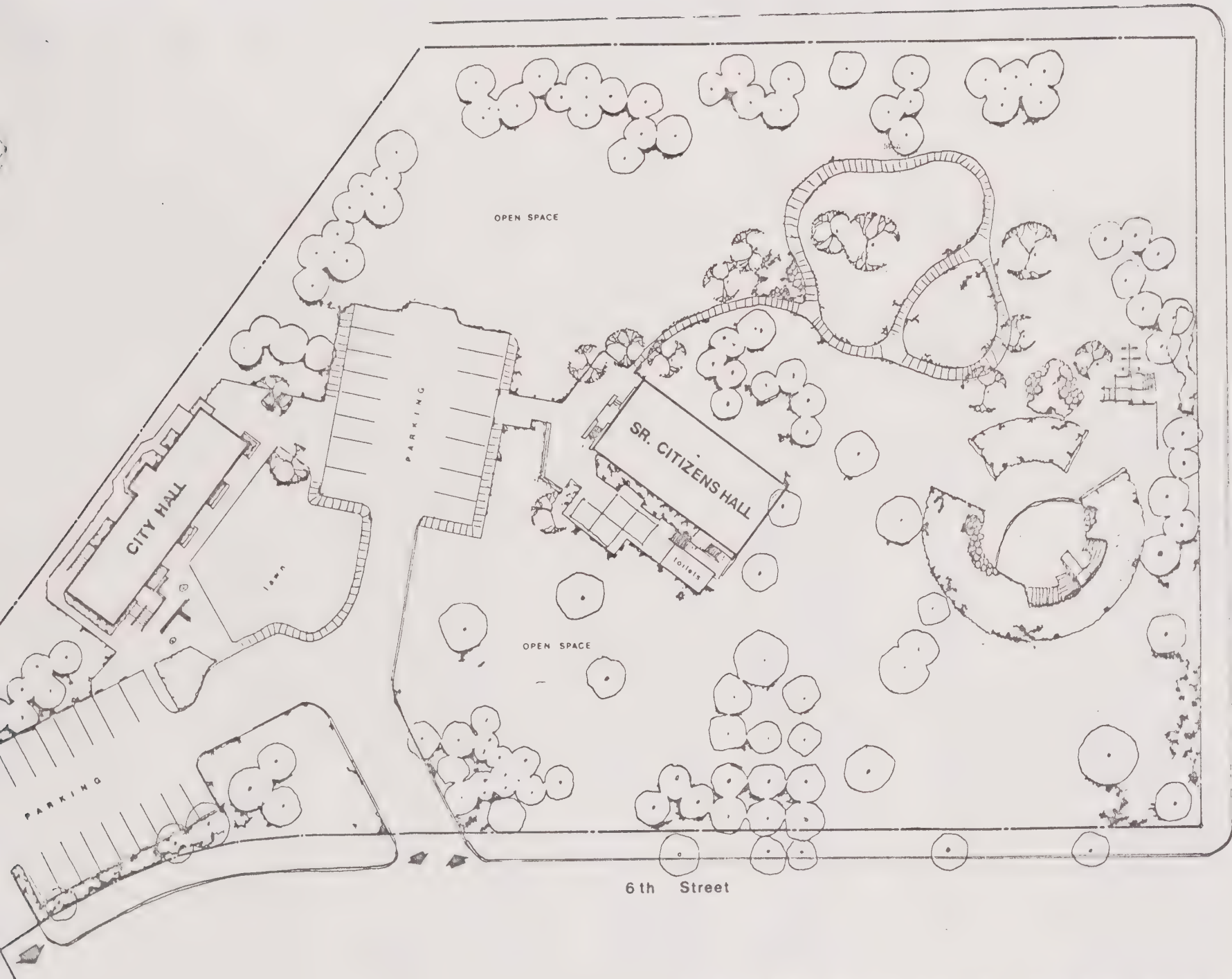
Since Sheridan School already exceeds the State recommended standards, it is probably undesirable to add classrooms to increase its capacity up to 620 students. Although some temporary classroom space may be an economical solution to short term needs, it appears that by 1990, a more comprehensive solution will be needed. Both Sheridan and McCord will be over capacity at that time if they each continue to serve the same grades.

The number of high school students in Orange Cove will increase by 50 to 100 in 1980 and by 200 to 300 by 1990. Reedley High School is already over its enrollment capacities, and an additional 40 students from surrounding areas closer to Orange Cove than to Reedley currently add to this problem. Next year, these combined sources will account for at least 450 high school students, and by 1990, up to 800.





Center Street



Park Blvd.

6th Street

# ORANGE COVE CITY HALL PRELIMINARY MASTER PLAN

SCALE

1" = 20'



Table V  
Current and Potential School Capacities

School	Acres	Site Cap. Per State Standards	Current Building Capacity	Potential Building Capacity	Enrollment			
					1965	1971	1980	1990
Sheridan	7.9	300	500	620	416	486	530- 565	585- 680
McCord	7.2	220	390	390	298	343	375- 410	415- 490
Citrus	25.0	1000	200	600	201	233	255- 275	285- 330
High School						275	300- 325	335- 375
Total					1340	1460	1575	1620-1875

### c) Policies/Implementation

Orange Cove should work with the Kings Canyon Unified School District to begin site selection for a new high school.

To accommodate the projected growth of the school population, it is recommended that either Sheridan and McCord Schools both serve grades kindergarten through second and McCord become third through fourth grade schools. In either case, a five through six grade facility would be added at the Citrus School site. This conversion would probably take place around 1985.

Temporarily, one or two classrooms may need to be added at the Sheridan School site. These should either be rented or relocatable (to the Citrus site). Meanwhile, new classroom space needed at Citrus School should be planned so that it can be converted to a separate facility for fifth and sixth graders in the future. By about 1990 with this conversion, Sheridan and McCord would each accommodate approximately 600 students, and Citrus School would be the site of two schools, each with about 400-500 students.

One advantage of creating two K-4 schools, when enrollment figures justify the conversion, is that each school would meet the walking distance standards established by the State, with McCord School serving the northern half of the City and Sheridan serving the south. On the other hand, the current system facilitates specialized programs and concentration of educational resources for each age group. Another factor to consider is the creation of rival schools, which could develop a difference in quality of education or ethnic composition. These advantages and disadvantages should be weighed by the School District and the City in planning for the eventual conversion.

All school sites are located adjacent to select system streets to provide adequate vehicular access. As existing facilities expand, adequate parking should be provided to minimize nuisance for nearby residents. The City should encourage multi-functional use of school sites to maximize the utility of the investment and to better serve the public. (See also the Open Space, Conservation and Recreation Element).



a) Existing Conditions

The major sources of flooding in the area of Orange Cove are Wooten Creek and its tributaries as they flow westerly from the Sierra Nevada foothills. The major problem area within the City exists in the southeastern section, where waters flowing from several small channels enter the City across Hills Valley Road. A small pump which drains excess water into the Friant Kern Canal is now installed in a sump pump at the eastern end of Park Boulevard. Unfortunately, during excess flow, this pump is too small, and water crosses the Friant Kern Canal at Park Boulevard and proceeds southwesterly through the City to the crossing of South Avenue between Fourth and Fifth Streets. A channel now exists along this route to carry the water, but it is adequate only for average runoff.

A second serious problem area exists in the northwestern section of the City. Here Wooten Creek, with a channel area of 90 square feet, flows southwesterly towards the city. Unfortunately, two small bridges near the City have channel areas of only 30 square feet and during peak flow periods, water backs up at these two points, flowing over the Creek banks into the city and the agricultural lands north of the city.

Storm water drains along city streets and ditches and eventually flows into either Wooten Creek or agricultural land outside the city. Few streets have gutters for any significant distance. At present, no comprehensive record of grades throughout the city exist upon which a plan for curbs and gutters should be based. A storm drainage master plan has been adopted by the City, and should remain as the most important implementation tool to control and plan for adequate storm drainage.

b) Projections

It is evident that existing problems should be corrected to improve the city's system of flood control and storm drainage.

c) Policies/Implementation

Flooding from Wooten Creek and its tributaries should be controlled at the source.

- . The City of Orange Cove has adopted a Drainage Master Plan. The city should continue to implement the Plan through the provision of improvement districts in the existing city.
- . Future developing areas should implement the Drainage Plan as it occurs. The developers shall bear the costs with the city through provisions or conditions outlined in the Subdivision Map upon development.
- . A ponding or storm drainage retention basin should be located as depicted on the Plan Map, for the southwest corner of South and Anchor Avenues for development occurring in the south and southwest portions of the community.





800  
Conservation, Recreation  
& Open Space Element



## 800 CONSERVATION, RECREATION AND OPEN SPACE ELEMENT

This element responds to the required conservation and open space elements mandated by State law as well as the permitted recreation element. Because of the interrelationships of these three elements, they have been combined in this plan. Open space, for example, includes conservation of agricultural lands as well as parks used for recreation activities. Conservation also applies primarily to preservation of valuable agricultural lands in an area such as Orange Cove, since unusual archaeological, historical, mineral, vegetative, wildlife, or scenic natural resources are lacking.

This discussion is divided into two sections: 1) agricultural open space and conservation lands; and 2) land with recreation potential.

## 801 AGRICULTURAL LAND

### a) Goals and Principals

- . To maintain the economic viability of the agricultural operations within the Planning Area.
- . To preserve prime agricultural lands where feasible to the greatest extent possible for permanent agricultural uses.
- . To provide for the urbanization of agricultural land required for the orderly expansion of Orange Cove only upon their annexation and the provision of proper community services.

### b) Existing Conditions

The City of Orange Cove is essentially a green belt town, bounded on all sides by agricultural enterprises, primarily citrus orchards. Farms generally range from 10 to 40 acres in size. These lands are a rich economic resource to the town, as well as a source of food for the state and nation. Scattered areas of prime agricultural land--Class I and II soils as defined by the California Land Conservation Act of 1965--are located primarily west and north of the city. Almost all other lands within a mile radius of the city are Class III soils which are also extremely productive in agricultural uses. Much of this land is protected from development with ten year contracts under the California Land Conservation Act of 1965. Almost all of the surrounding lands are zoned AE-20 under County zoning regulations, which permit almost any type of agricultural development. (See Exhibit VIII for agricultural preserves and soils classifications.)

### c) Projections

At the range of population growth discussed in this plan, development beyond the existing city limits is necessary. The Plan Map identifies those areas, which are all presently under some form of agricultural process.

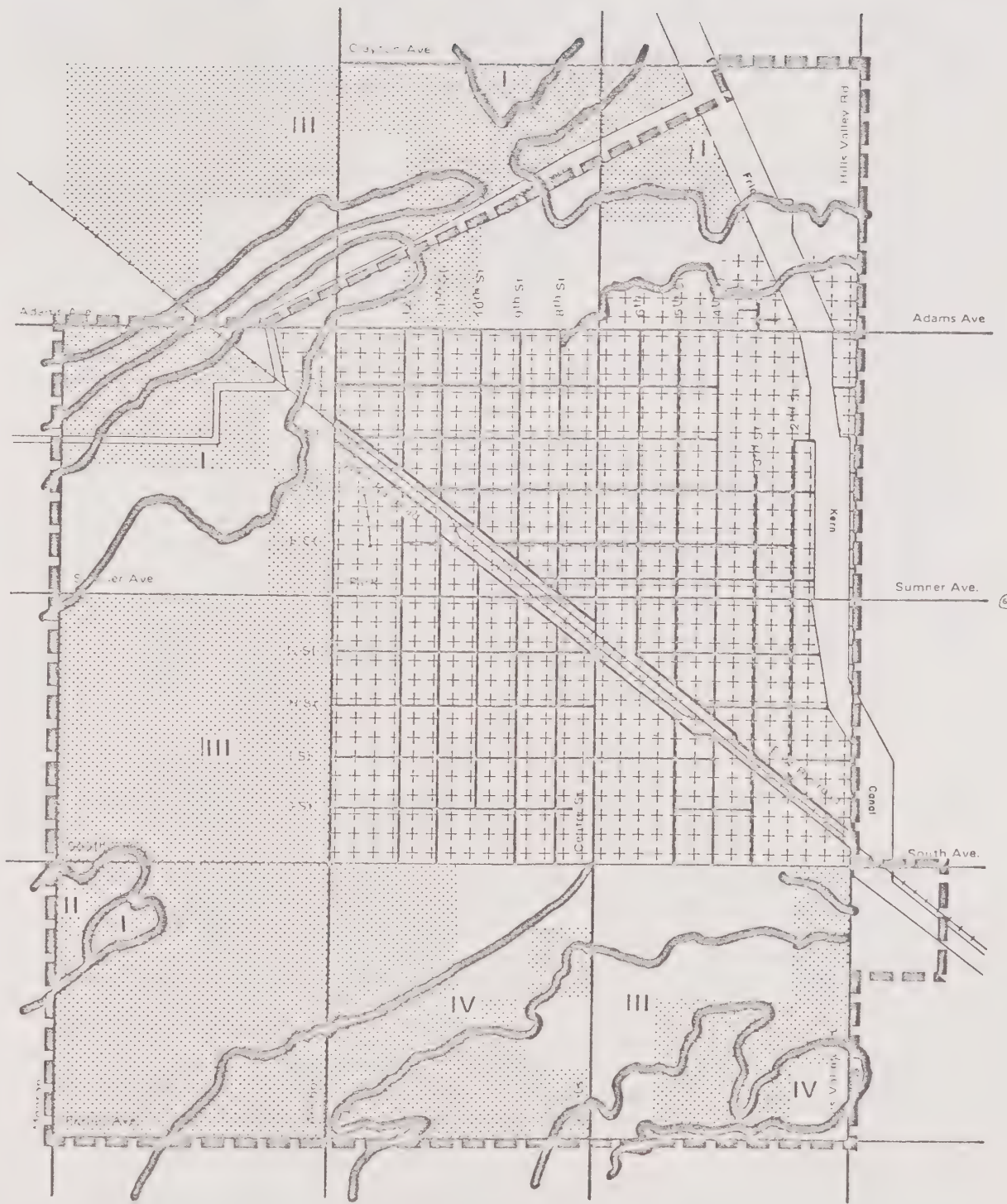
Specifically, 440 acres of agricultural land are planned for residential uses, 40 acres to be converted to commercial use, 290 acres for industrial expansion, and 60 acres for parks, schools and ponding basins.

### d) Policies

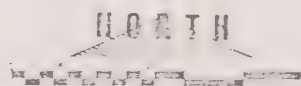
Areas not designated for urban uses by the land use plan should be con-







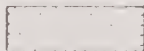
# ORANGE COVE



## SOIL CLASS AND AGRICULTURAL PRESERVES



URBANIZED AREA



AGRICULTURAL PRESERVES



SPHERE OF INFLUENCE

IV

SOIL CLASS NUMBER

EXHIBIT VIII





served for agricultural and related uses. Any proposed development on agricultural land should conform to the uses designated for that land by the General Plan. Such development should occur progressively on land contiguous to existing urban development and where urban services can be most economically extended.

The area designated for eventual residential expansion is the area to the southwest of the existing city. Most of this area is Class III soil. Annexation proceedings are occurring, as development proposals are considered. As significant expansion begins to take place within this entire area, the efficient use of the remaining agricultural lands will be somewhat impaired. The area previously planned for residential use, that area lying north of Adams, south of Wooten Creek, has been changed on the land use map to agricultural since it has become economically unfeasible for development due to improvement costs. Essentially a swap on the land use plan has occurred.

Two areas have been designated for industrial expansion onto lands currently in agricultural use. The area at the southeast edge of the city is on Class III and IV soils, and conversion of this land does not represent a significant loss of valuable agricultural lands. The industrial area designated at the northwest side of the city is partially Class I soil and partially Class III. Industrial use is considered justified in spite of the encroachment onto prime lands, because of the importance of railroad access in encouraging new industry to locate in Orange Cove. The location also provides access to major roads to and from the city and presents no land use conflict with respect to residential developments.

e) Implementation

- . Land that has been designated for agricultural uses on the General Plan should be exclusively zoned for such uses.
- . Owners of agricultural land in the vicinity should be encouraged to place their land into agricultural preserves under the provisions of the Land Conservation Act. The city should file a protest on such requests, as permitted within one mile of its city limits, only if the land in question is designated on the General Plan for future urban uses.
- . Where land is designated for future urban uses, rezoning and urban development should be allowed to proceed in an orderly manner: that is, contiguous to existing urban development, where urban services can be economically extended.
- . The city should request that the County refer all development proposals within three miles of the city limits to the city for review and comment. It should also request the cooperation of the Local Agency Formation Commission to prevent the creation of special service districts within the city's sphere of influence.



- The open space/recreation district of the city's new zoning ordinance should be applied to all appropriate areas to provide for permanent reservation of open spaces and recreation facilities and to avoid improper development of lands.
- The city should pursue investigations of multi-use of canal and creek-side areas, including possible financing of necessary landscaping improvements.
- The city's zoning and subdivision ordinances should provide for the improvement of public or private recreation areas with the development of any multi-family housing developments.

## 802 RECREATIONAL LAND

### a) Goals and Principles

Standards for recreational areas can be delineated in terms of spatial requirements, travel time, and user needs. The following standards represent the goals of this General Plan:

- Spatial standards for recreation land have been adopted by the Council of Fresno County Governments (COG), of which Orange Cove is a member, for local communities within Fresno County. These standards prescribe that for each 1,000 people, there should be eight acres of open space land devoted to public parks and recreation, seven acres of private recreation space, and an additional five acres of either public or private land available for intensive summer use. Regional parks and both local and regional "green space" standards, also prescribed by COG, are abundantly provided around Orange Cove. The General Plan will concern itself primarily with providing public and summer use facilities.
- Maximum travel time by car to a local recreational facility, according to the COG standards, is 15 minutes. Ideally, there should be neighborhood recreation facilities within 15 minutes walking distance (about  $\frac{1}{2}$  mile) of all residents.
- A variety of recreation open space should be provided, including variations of park size and vegetation, recreation equipment and programs, and intensity of use. The kinds of facilities provided should reflect a balance between the age groups served and should reflect local preferences in the kinds of programs offered.

### b) Inventory

There are approximately 37 acres of public recreation land in Orange Cove: Citrus School (23 acres), Sheridan School (5.7 acres), McCord School (5 acres), James Oberon Eaton Memorial Park (2 acres), and Sheridan Park (1.2 acres). At least one facility exists within  $\frac{1}{2}$  mile of every residential area.

Most of this recreational open space exists at school grounds, which are currently lacking in a variety of recreational facilities. Supervised recreation includes various junior baseball programs. The swimming pool at Citrus School is open to the public in the summer.



Essentially no private recreational open space exists in Orange Cove, but almost all homes are single family detached units on lots of at least 6,000 square feet, so a great deal of personal space is available to each family.

#### c) Projection

Using a goal of 13 acres (8 public plus 5 for intensive summer use) for each 1,000 residents, Orange Cove is seven acres short of the desired amount of recreational land in 1970. By 1990, if no new recreational lands are developed, the City would be 39 to 40 acres below its goal, and another 52 or more acres shy by the year 2000.

However, if the proposed high school and Community Park are developed, approximately 40 to 50 acres of additional recreational land will be available, and the city's recreational space needs would be amply provided through the year 2000.

The greatest deficiency in Orange Cove's recreational open space is its lack of facilities. Present need include a multi-functional building for night time and winter use, young adult facilities, and a wading pool for children.

If higher density housing is developed to a significant extent in Orange Cove, more private open space will also be required.

#### d) Policies

- . Initial efforts should be to improve recreation facilities and equipment at existing recreation areas. Sheridan Park should be developed with playground facilities for small children, picnic equipment, and a service pavilion including restrooms. McCord and Sheridan Schools should have playground facilities for small children and juniors. Playing fields for young people and adults equipped for night use should be developed at McCord and Citrus Schools. A wading pool should be added to supplement the swimming pool as a major component of the city's summer recreation program. James Oberon Eaton Memorial Park should be developed as a passive recreation area.
- . New recreation areas and facilities should be developed primarily through the building of new school facilities and through the provision of a multi-use recreation service in the existing City Hall which will include indoor facilities for winter and evening use.
- . The City should encourage the development of the 20 acre park located on the northeast corner of Monson and Parlier Avenues for community use.
- . Adequate supervision of recreation facilities and organized activities should be provided.
- . Landscaping and/or buffers should be provided along Wooten Canal, including the possibility of bike and horse riding trails.
- . Private recreational open space should be developed concurrently with any higher intensity residential developments.





e) Implementation

In addition to the city's capital improvements program, federal grants for recreation projects and neighborhood facilities should be pursued. The city should encourage the development of the Community Park as development occurs in the southwest portion of the community. The park should be acquired as soon as possible with costs borne by the developers who build Subdivisions in the area.

The city should request the School District to proceed with the acquisition of the high school site as soon as practical.

The city should continue to encourage voluntary supervised recreation programs and should also investigate part-time professional recreation programs.

The open space/recreation district of the city's zoning ordinance should be applied to all appropriate areas to provide for permanent reservation of open spaces and recreation facilities and to avoid improper development of lands not yet planned for urban uses.

The city should pursue investigations of multi-use in creek-side areas, including possible financing of necessary landscaping improvements.

The city's zoning and subdivision ordinances should provide for the improvement of public or private recreation areas with the development of any multi-family housing developments.



900 ~~Service~~ Safety, Safety  
+ Noise Element



The State of California included safety, seismic safety, and noise elements as mandatory parts of every city and county general plan. This element responds to these requirements.

The purpose of the seismic safety element is to identify and evaluate areas prone to earthquake danger and its associated hazards (surface movement and rupture, unstable slopes and landslides, dam failure, fire control), and to plan land uses in a way that risks to life and property can be minimized. Additionally, the State recommends the formulation of an action plan for each city designed to facilitate recovery should a disaster strike. The safety element requires a similar evaluation with respect to fire and geologic hazards. These two elements have been combined in this discussion because of the interrelated nature of the problems. A number of important aspects of these two elements, such as fire control, water availability, and police protection, are described in the Public Facilities and Services Element.

#### 901 SEISMIC SAFETY AND SAFETY

##### a) Goals and Principals

- To minimize the risk to life and property resulting from seismic activity, fire, geologic, or other hazards.
- To provide emergency plans and services designed to cope with natural or man-made disasters.

##### b) Existing Conditions

Although Orange Cove has no known faults running through it, it can nonetheless expect to be affected by major activity of the San Andreas and Sierran Fault Systems, posing a threat to structures and buildings of all types. Historical data indicates that the San Andreas Fault, located along coastal California and responsible for the 1906 disaster in San Francisco, is of only moderate threat to the Orange Cove - Fresno County region. Activity of the Sierran or Owens Valley Fault, however, poses definite danger here. The earthquake that occurred in Lone Pine in 1872, one of California's three greatest known quakes, had a measurement in Fresno of 7 on the Modified Mercalli intensity scale.

There's presently little information available about earthquake hazard in the San Joaquin Valley simply because geologists and seismologists concentrate their energy in areas of frequent and probable activity where more data can be accumulated. However, certain characteristics, such as proximity to the major faults and local geological factors, contribute to some knowledge of what might be expected in this region. According to a map published in Earthquake Information Bulletin, March-April and May-June, 1971, Orange Cove is situated in an area where moderate to major earthquake activity may be expected to occur.

Orange Cove is not in an area of particular geologic or major fire hazard. The greatest disaster problem is presented by possible flooding due to rupture of canal walls. Normal flood control problems are discussed in the Public Facilities and Services Element.





Orange Cove has, in effect, a Civil Defense and Disaster ordinance, providing for the Office of Emergency Services, mutual aid agreements, and emergency measures coordinated by the Director of Civil Defense. A mutual aid agreement for fire protection has been arranged with both Mid-Valley Fire District and the Forestry Division.

#### c) Projections

Current seismic information is not detailed enough for a thorough evaluation of specific problems and should be supplemented with better data as it becomes available.

It is difficult to predict all potential disasters. One question which should be studied in particular is the possible risk of rupture of canal walls resulting in a potential flood disaster. It would appear that this is unlikely unless major seismic ground movement occurred at Orange Cove itself. In general, it is expected that fire, flood, and seismic hazards in Orange Cove would be more localized.

#### d) Policies

Requirements relating to structural characteristics of buildings, as described in the Uniform Building Code, are generally adequate for seismic conditions in Orange Cove. Zoning regulations provide for a maximum building height of up to 40 feet. These should be enforced, particularly with respect to public buildings such as schools, police and fire stations, communications and public utility buildings, commercial establishments, and places of public assembly.

Based on current information, it appears that special land use restrictions are not needed, since no particular hazard areas have been identified where buildings would be subject to unusual risks. As further data becomes available, the General Plan should be reviewed to assure that the type and extent of urban development allowed is appropriate. Building regulations should also be reviewed.

The emergency service system should be further developed to include mutual aid agreements for police protection and to coordinate the various programs so that loss of life and property will be minimized in the event of any major disaster.

#### e) Implementation

Orange Cove should encourage and cooperate with the Council of Fresno County Governments in implementing an area-wide seismic safety element.

The City should undertake a detailed study to determine the existence and extent of substandard or dangerous buildings, particularly public, commercial and industrial structures, and should initiate a program to bring them to safe standards.

The City should lead an active program to assure that the evacuation and emergency procedures of all involved agencies and groups, operate smoothly and efficiently. The Director of Civil Defense should coordinate



this program, including periodic conduct drills, mutual aid agreements for police protection, and possibly obtaining additional emergency service equipment.

## 902. NOISE

### a) Goals and Principles

To improve the living, working and recreation environment through the reduction and control of noise nuisance.

### b) Existing Conditions

A primary benefit of rural or small town life is a tranquil and relaxed environment. No single nuisance has such a disrupting effect on the peaceful environment as the intrusion of excessive noise.

Noise is generated today from an astounding number of sources ranging from televisions and loud music to jet aircraft roaring overhead. In Orange Cove, principal sources of noise are from the Santa Fe Railroad and heavy trucking that occurs during the fruit packing season. Industrial and related activities in themselves sometimes may create moderate noise levels. Additionally, motorcycles and cars contribute to the disruption of peaceful neighborhoods.

### c) Projections

Orange Cove does not have a major problem with aircraft noise. The greatest single noise generator is undoubtedly the railroad, which appears to be unavoidable. Individual sources and vehicle circulation are areas requiring improvement.

### d) Policies

- To develop standards for maximum permissible levels and duration of noise emanating from various stationary sources.
- To arrange land uses in such a way that the maximum protection from the adverse effects of noise can be accomplished.
- To encourage and, if necessary, enforce a circulation pattern which will eliminate truck traffic in retail, commercial and residential areas.
- Require upon development green buffers and frontage roads as identified on the plan map to aid in the control of noise, light and glare in new and existing residential areas.

### e) Implementation

As Orange Cove grows, it will be increasingly useful for the City to adopt, as part of its municipal code, a noise ordinance. The existing "sound devices" ordinances is beginning but is obviously inadequate. The League of California Cities has a Model Noise Ordinance which can be easily adapted to Orange Cove's needs. The City of Fresno also has a noise ordinance which could serve as a suitable guide for Orange Cove. The essential role of such an ordinance is to establish maximum allowable noise generation from any given source in any particular zone. Control measures to enforce the ordinance are also provided.



The land use element of this General Plan provides for suitable locations of industry, buffered from quiet residential neighborhoods. In addition, the zoning ordinance requires a conditional use permit for any industry which could produce significant noise beyond its property lines. The circulation element provides for separation of truck and major through traffic from local residential and retail commercial streets.

186-2





1000 Economic & Social  
Development Element



## 1001 GOALS AND PRINCIPLES

- . To provide an adequate opportunity for employment and income at least equal to the county-wide average.
- . To improve the quality of life, including health care, family counseling, job placement, and other social opportunities for all residents.

## 1002 EXISTING CONDITIONS

The city's labor force, as of the 1970 Census, was 1,280 persons of whom 970 were employed and 310, or 24 percent, were unemployed. The city's participation rate (proportion of the total population in the labor force) was 38 percent. By contrast, the Fresno County unemployment rate was seven percent and participation rate was 44 percent.

The following is a list of total number of employed for major occupation in 1960 and 1970, according to the U.S. Census.

	1960	1970
Professional, technical and kindred workers	54	48
Managers and administrators	28	25
Clerical and kindred workers	42	102
Sales workers	35	5
Craftsmen, foremen, and kindred workers	56	87
Operative and kindred workers	143	219
Transport equipment operatives	-	19
Service workers	47	71
Farmers and farm managers	-	4
Farm laborers and foremen	227	314
Non-farm laborers	94	62
Occupation not reported	27	-

The city's largest category, farm laborers and foremen, constituted 32 percent of all jobs in 1970, a slight rise from 30 percent in 1960. This dependence on agricultural employment, together with other low-wage occupations, explains to a large degree the low average income of Orange Cove. A total of 395 jobs are held by women or 41 percent of all employment. Private wages and salaries account for 87 percent of all jobs; eight percent are in government employment; and four percent are self-employed.

The median income per family and unrelated individuals as of the 1970 Census is \$5,238.00, or a per capita income of \$1,556.00. By contrast, median family income for the United States in 1970 was \$9,870.00. Almost 21 percent of all families in Orange Cove have an income below the poverty level. Over the decade, family income increased at an annual rate of approximately 2.25 percent, while family income in Fresno County rose at a rate of seven percent. The high rate of agricultural employment is a primary cause for this slow income growth, since average agricultural wages increased by only one percent from 1960 to 1970 in Fresno County.



Retail sales in Orange Cove, although growing relatively fast, are only half the per capita sales figures of neighboring cities such as Reedley, Sanger, and Dinuba. The city's per capita sales income in 1969 was \$619.00, compared to the Fresno County's average of \$2,958.00 in 1970. This lag is principally the result of the low per capita income of Orange Cove residents but also reflects the loss of some local income to shopping areas in Reedley, Sanger and other communities. Based on these figures, the city's total retail sales income in 1970 was slightly over \$2000.00, or only about \$26.32 per square foot of retail floor area (80,000 square feet). If the total retail sales income remains low, the number and salaries of sales workers and shop owners will be effected, and downtown improvements will be difficult to finance, thus perpetuating the cycle.

Orange Cove has a medical clinic, located at West Railroad and Eleventh Streets, providing family health care services, dental, and optometric services.

Other social services, such as adult education and job training programs, placement services, and family counseling, are limited or non-existent in Orange Cove.

In February, 1979, a Five Cities Economic Development Commission was developed to aid in the economic development in the Cities of Orange Cove, Parlier, Huron, San Joaquin and Mendota. The Commission employs a staff of 3 people and operates as a pilot program until 1980. The Commission's duties are to assist the five smaller cities in acquiring grants to improve the economic stability of the city, as well as recruit new industrial and commercial development to the communities to ease the economic stagnation currently existing.

### 1003 PROJECTIONS

Over the 1960 to 1970 period, the number of jobs rose by 200, and unemployment dropped 2 percent. If the present rate of growth (1.75) percent is experienced over the next two decades unemployment will be approximately nine percent in 1990.

If median family income continues to increase at approximately 2.25 percent annually, the 1990 median income would be slightly over \$9,594 per family. This slow rate of growth, compared with cost of living increases and higher rates of growth county and nation wide, would put Orange Cove's average family substantially worse off financially in 1980 than at present.

### 1004 POLICIES

There are two key components to the effort to increase income in Orange Cove. The first is to increase employment generally, and the second is to shift employment to higher wage occupations. Both can be accomplished by providing job opportunities for the unemployed and under-employed and by training programs.





Providing job opportunities, especially in higher wage fields, implies primarily bringing new industry to Orange Cove. The city's resources are its land and labor, and businesses requiring relatively large amount of Commission and encouraged to locate in Orange Cove. Other types of employment, such as construction, trade, services, and government work, tend to increase as a function of population and economic growth. As income levels increase, sales, services, and other employment sectors will flourish correspondingly.

As part of the program to build the economic health of the city, the downtown should undertake an improvement program as finances permit. This should include cooperative parking facilities, landscaping along Park Boulevard, building rehabilitation, and development of uniform sign standards. New and existing retail sales businesses should be encouraged to locate along Park Boulevard by more efficient use of vacant and ill-utilized parcels. Most Orange Cove residents now shop outside Orange Cove.

Orange Cove should do everything possible to encourage and maintain in the operation of the health care clinic, which is especially important in providing needed medical care in view of the city's low average income level. The new child day care center will also be of benefit, enabling mothers to work part time as jobs are available, thus increasing average family income.

Adult education and job training, placement, and counseling programs should be begun in Orange Cove. The proposed City Hall should include facilities for such programs.

#### 1005 IMPLEMENTATION

The City's financial resources do not permit a large scale expensive program of economic development. However, much can be done to attract new industry and achieve economic improvement through the efforts of the Five Cities Commission in cooperation with city staff. Present industries should be interviewed to assure their space needs for expansion are met. New industries can be sought by the Commission, as well as to attract essential goods and services providers.

The Commission should investigate all possibilities for funding of economic improvement programs from other governmental sources.

The city should continue to encourage and, to the extent possible, participate in a downtown improvement organization composed of shop operators and property owners.

The proposed City Hall to house needed social services should be planned as part of the city's capital improvement program and might be eligible for substantial financial assistance, such as Communities Facilities Loans and Grants, from the Federal government. The city should request the State Department of Human Resources and the Economic Opportunities Commission to develop job training, placement, and counselling programs in Orange Cove, perhaps establishing weekly office hours for all such services. The city should also request that the School District investigate th feasibility and demand for adult education programs. Initiate the development of an economic profile to identify needs and strengths of Orange Cove's commerical and industrial economies.

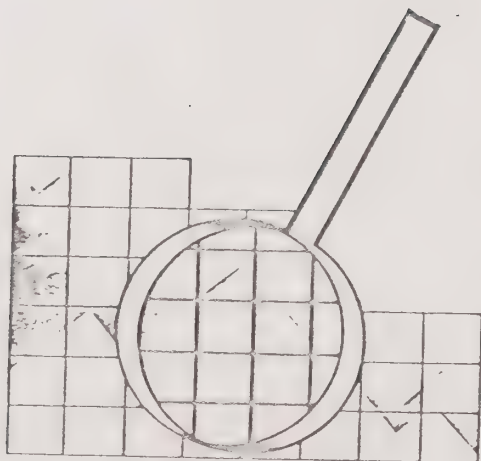


Appendix



HOUSING MARKET ANALYSIS  
ORANGE COVE, CALIFORNIA

SEPTEMBER 10, 1978



PREPARED BY:

MARKET PROJECTIONS, Inc.

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## INTRODUCTION

The object of this document is to provide population and housing data deemed relevant to the interpretation of the extent of the current housing market, within the city of Orange Cove, as it relates to potential construction of subsidized Farmers Home Administration Housing Units.

This study shall deal primarily with those aspects of the market (substandard units, overcrowded units, vacancies and family incomes) as suggested by the Farmers Home Administration instruction 444.5.

Sources of information on which this report is based include the following:

- (A) County of Fresno, Special Census, 1974.
- (B) Fresno County Housing Element.
- (C) City Hall, Orange Cove, California.
- (D) Housing Assistance Plan for Fresno County, 1978.
- (E) Housing Technical Update, Fresno County Council of Governments, 1976.
- (F) Fresno City-County Chamber of Commerce.
- (G) City Administrator, Orange Cove, California.
- (H) Town meeting attended by over 100 interested families.
- (I) Personal on-the-spot observation of local housing conditions and activity.



## SUMMARY

As a city eligible for Farmers Home Administration Housing Programs, Orange Cove offers a substantial potential market for "515" (multi-family) and "502" (single family) housing units. There are no existing 515 projects in the community. Little has been done since 1973 to provide adequate housing for the numerous low-to-moderate income families residing in the area.

The current demand is extremely high. A project consisting of 20-30 single family units and 30-40 multi-family units should enjoy a favorable market.

The following data summarizes this need for low-to-moderate income housing.

1. Over 100 families interviewed expressed a need and desire for adequate, affordable units.
2. An estimated 19% of the local families (121) have incomes capable of qualifying for a "515" or "502".
3. An estimated 257 units (27.9%) suffer from overcrowding.
4. An estimated 231 parcels (29.5%) are deteriorating with an additional 144 (18.4%) dilapidated.
5. 152 (19.4%) are considered substandard in terms of basic plumbing.
6. Only 32 single family units and 9 multi-family units have been constructed since 1973.

In view of the low incomes throughout the community and its environs, the market for deep subsidy programs, such as "Section 8," appears quite extensive.



## POPULATION GROWTH

Population growth, within Orange Cove, has been drastically impeded by the lack of available housing. With the exception of the period 1970-1974 (when 112 new units were constructed) population increase declined to a total of approximately 75 persons. This decline is almost solely due to a lack of housing. One area realtor is reported, by reliable sources, to maintain a waiting list of over 100 families desiring housing in Orange Cove. In addition, numerous inquiries have been received at City Hall.

The following chart illustrates population trends since 1960 along with projections developed by the Fresno County Planning Department.

<u>Year</u>	<u>Population</u>	<u>Increase</u>
1960	2,885	---
1970	3,392	507
1974	3,695	303
1976	3,720	25
1977	3,770	50
1978 (est)	3,800	30

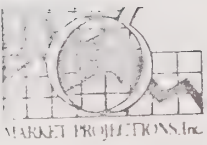
### PROJECTIONS

1980	4,100	300
1985	4,500	400
1990	4,975	425
1995	5,345	420
2000	5,770	425

In addition to the current housing demand created by overcrowded and substandard conditions (which will be later reviewed in detail), the projected population increase of 300 persons within the next 27 months will result in the need for an estimated 85 new dwelling units based on an average household size of 3.5 persons.







## FAMILY INCOME DISTRIBUTION

Deemed among the most significant aspects in the interpretation of a potential housing market is an analysis of family income levels. Family income normally determines whether a family rents or buys. It also exerts a strong influence on the rental or price range individual units may command.

Individual family income is one of the most difficult subjects to accurately assess. Families are naturally hesitant to divulge total income or decline entirely.

The table concluding this section, presents income levels as developed by the 1974 Fresno County Special Census.

The figures show Orange Cove to definitely be a city of primarily low income families with 57.5% of the responding families indicating annual earnings of \$6,000.00 or less. Only 21% reported income in excess of \$10,000.00.

Utilizing an income range of \$8,000.00 to \$15,000.00 results in an estimated 19% or 121 families with incomes sufficient to conceivably qualify for a subsidized "502" or "515" unit. These figures deal only with those families responding to the special census question on income. It is our judgment that a substantial portion of the 324 families who failed to respond, will fall into this income range.

A direct survey of 112 area renters, interested in new units, was conducted during July 1978 and produced the following income statistics.



Less than 7,000	-	55.4%	(62)
7,000 - 8,000	-	25.9%	(29)
8,000 or more	-	<u>18.8%</u>	<u>(21)</u>
		100.1%	(112)

Increased incomes are drastically impeded by the lack of local industry. It is estimated that over 50% of the local labor force is directly involved in farm labor; an industry in which wages tend to fluctuate.

On the basis of income analysis, the city of Orange Cove is a prime candidate for subsidized "502" or "515" housing. The market appears especially extensive for "Section 8" housing whereby only 25% of a family's adjusted income is required for housing.

#### FAMILY INCOME DISTRIBUTION

<u>Income</u>	<u>Number</u>	<u>Percent</u>	<u>Percent Responding</u>
Less than 2,000	71	7.4	11.1
2,000 4,000	176	18.3	27.5
4,000 6,000	121	12.5	18.9
6,000 8,000	82	8.5	12.8
8,000 10,000	55	5.7	8.6
10,000 12,000	42	4.4	6.6
12,000 15,000	24	2.5	3.8
15,000 20,000	15	1.6	2.3
20,000 30,000	8	0.8	1.3
30,000 or more	45	4.7	7.0
No response	<u>324</u>	<u>33.6</u>	<u>---</u>
	963	100.0%	99.9%



## HOUSING INVENTORY

The total housing inventory, reflected in the 1970 Federal Census was 921 units. Research of official records indicate a net gain since 1970 of approximately 101 units for a current total of 1022 units distributed as follows:

<u>Housing Type</u>	<u>Number</u>	<u>Percent</u>
Single Family	970	94.9
Multi-family	49	4.8
Mobile Homes	<u>3</u>	<u>0.3</u>
	1,022	100.0





## HOUSING TENURE

Although single family units comprise an overwhelming 94.9% of the Orange Cove Housing Inventory, only 604 are estimated to be owner occupied, representing only 59.1% of the inventory.

By contrast, 392 units are estimated to be renter-occupied representing 38.3% of the housing inventory.

Significantly, renter occupied units in Orange Cove are of a much greater percentage of the inventory than would be indicated by the proportion (4.8%) of housing types generally used for rental purposes. The foregoing data suggests that many of the older, deteriorating or dilapidated single family housing units are being used, and have greater value, as rental properties.

It was noted, through personal on-site observation, that a major portion of the rental properties are in dire need of extensive rehabilitation; many could be considered demolition stock.

City officials indicated they would consider instituting condemnation proceedings should alternative housing be made available.

A direct survey of less than 30% of the existing rental units revealed well over 100 families who would consider moving into more adequate, safe, and sanitary quarters.



## VACANCIES

The 1974 Fresno County Special Census determined the city to have 90 vacant units reflecting a vacancy factor of 8.5%. However, at the time of the census, only 11 vacancies were specified for rent and 4 for sale. The balance were either under construction or undetermined.

Interviews with city officials and numerous local residents has established the current effective vacancy rate at less than 1%.

A vacancy rate of 5% is generally considered desirable to allow for mobility and adequate housing turnover.



## OVERCROWDING

A review of overcrowded conditions illustrates a definite need for additional housing units within the city of Orange Cove.

Overcrowding is divided into two categories, minor and major, and defined as housing in excess of one (1) person per room.

Minor - 1.01 to 1.50  
persons per room.

Major - 1.51 or more  
persons per room.

Overcrowding indicates an inadequate number of bedrooms per unit.

The most recent and accurate data available, as published in the "1978 Housing Assistance Plan for Fresno County," show 921 housing units with an overcrowding factor of 27.9% or 257 units distributed as follows:

Minor - 13.9% (128 units)

Major - 14% (129 units)

It is estimated that one additional unit would be required to alleviate the condition of each overcrowded unit resulting in a conceivable need for up to 257 additional housing units.





## SUBSTANDARD

In analysing a potential housing market, it is extremely beneficial to be aware of the condition of existing housing stock. Historically, this data has proven to be an important aid in determining the number of units required to adequately accomodate the market.

Substandard, as defined by the Federal Census Bureau, are those units lacking one or more of the basic plumbing features, (hot water, tub or shower, or a flush toilet). No consideration is given to structural evaluation. A dwelling unit may be markedly deteriorated yet not be plumbing deficient.

The following figures are the result of an area housing quality survey of 782 residential parcels within the city of Orange Cove. (The term "Parcel" cannot be strictly equated with "Housing Unit," since some parcels contain two or more dwelling unit.) The survey was conducted by the Fresno County Environmental Health Department between 1968 and 1972. Although the figures are estimates only, they are felt to be rational estimates and accepted by the HUD Regional Office and utilized in the 1978 Housing Assistance Plan for Fresno County.

The survey classified 47.9% (375 parcels) as substandard in terms of physical condition. The units are distributed as follows.

Deteriorating	29.5%	231 Parcels
Dilapidated	18.4%	144 Parcels

Additionally, 19.4% or 152 parcels were found to be substandard in terms of basic plumbing.



Due to only minimal construction and demolition activity, the above figures, while appearing to be outdated, are not anticipated to have altered drastically. Based on the foregoing data, the need and demand for improved housing is critical.

### RESIDENTIAL DEVELOPMENT TRENDS

The following is a summary of residential development, by unit, for the city of Orange Cove, based on official building permits covering the period 1-1-78 to 8-15-78.

<u>Year</u>	<u>Single Family</u>	<u>Multi-Family</u>
1971	7	-0-
1972	46	8
1973	19	-0-
1974	13	-0-
1975	5	-0-
1976	9	5
1977	2	4
1978	<u>3</u>	<u>-0-</u>
	104	17

It is the judgement of Market Projections, Inc., that upon reviewing the above figures, further discussion would be merely a waste of the reader's time. The critical need for new housing is obvious. Residential construction has been at a comparative stanstill. As a result, families are forced to live under overcrowded or substandard conditions or seek housing elsewhere.



## PROJECTED HOUSING NEED

<u>Housing Supply</u>		<u>Housing Need</u>	
Total Dwelling Unit	1,022	Households	963
Dilapidated	144	Overcrowded	257
Useable Supply	878	Vacant	10
Substandard	231	Total Need	1,230
Total Standard Units	<u>647</u>	Total Useable	<u>647</u>
		Net Units Needed	583

Although the above estimated may appear abnormally high, it does reflect the critical need for improved housing. In contrast, housing need seldom equates to a housing market. Developers can only build for those families who can afford and are willing to pay for new housing. It is our opinion that a project consisting of 20-30 single family units or 30-40 multi-family units could be satisfactorily absorbed by the market and would contribute significantly toward improving local housing conditions.

## SUGGESTED UNIT MIX

Generally, an average household size in excess of three (3) persons per household signifies a market dominated by large families. The average household size for the city of Orange Cove has historically ranged between 3.5 and 4.0.

Based on an analysis of the existing supply of crowded units, historically larger household sized, current waiting lists and numerous interviews, the suggested unit distribution to accomodate current housing demand is estimated as follows:

<u>Unit Type</u>	<u>Percent of Demand</u>
1 Bedroom	5%
2 Bedroom	15%
3 Bedroom	50%
4 Bedroom	<u>30%</u>

(69) 100%





MEDIUM DENSITY  
RESIDENTIAL RESERVE

HS

JHS

ES

LIMITED  
INDUST.  
RESERVE

SUMNER AVE.

P

W

P

ES

PROPOSED  
PONDING  
BASIN

GENERAL  
INDUSTRIAL  
RESERVE

FRESNO COUNTY  
TULARE COUNTY

TRIANT-HERN CANAL

JACOBS AVE.

ADAMS AVE.

ANTHONY AVE.

SOUTH AVE.

CREEK

MOORE





AGRICULTURE

RESIDENTIAL

LOW DENSITY

MEDIUM DENSITY

MEDIUM HIGH DENSITY

COMMERCIAL

CENTRAL BUSINESS

SERVICE

INDUSTRIAL

PUBLIC FACILITIES

SCHOOL PROPOSED [S] EXISTING [S]

PARK PROPOSED [P] EXISTING [P]

WATER TREATMENT [W]

RESERVES  
(LIMITED AGRICULTURE) [Dotted Box]

CIRCULATION

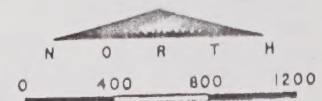
ARTERIAL STREET [Solid Line]

COLLECTOR STREET [Dashed Line]

# COMMUNITY PLAN ORANGE COVE LAND USE AND CIRCULATION ELEMENTS

FRESNO COUNTY BOARD OF SUPERVISORS ADOPTED FEBRUARY 18, 1976			
AMENDMENT	DATE	AMENDMENT	DATE

FRESNO COUNTY PLANNING DEPARTMENT



U.C. BERKELEY LIBRARIES



C124890826

RECEIVED  
JAN 14 1968  
COMMUNITY DEVELOPMENT  
DIVISION  
U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT



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AND URBAN DEVELOPMENT  
WASHINGTON, D.C. 20548

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